
















# COUNTY OF FAIRFAX

## ZONING DISTRICT IDENTIFICATION

### RESIDENTIAL










<b>R-A</b>	5 ACRES - AGRICULTURE .....	
<b>R-P</b>	10 ACRES - PRESERVATION .....	
<b>R-C</b>	5 ACRES - CONSERVATION .....	
<b>R-E</b>	2 ACRES - ESTATE .....	
<b>R-1</b>	1 ACRE - 1 DU/AC .....	
<b>R-2</b>	1/2 ACRE - 2 DU/AC .....	
<b>R-3</b>	3 DU/AC .....	
<b>R-4</b>	4 DU/AC .....	
<b>R-5</b>	5 DU/AC .....	
<b>R-8</b>	8 DU/AC .....	
<b>R-12</b>	12 DU/AC .....	
<b>R-16</b>	16 DU/AC .....	
<b>R-20</b>	20 DU/AC .....	
<b>R-30</b>	30 DU/AC .....	
<b>R-MHP</b>	MOBILE HOME PARK .....	

### NOTES








\* DEVELOPMENT OR USE OF THE PROPERTY OR PROPERTIES SUBJECT OF THE REZONING APPLICATION ANNOTATED IS SUBJECT TO THE REGULATIONS OF THE DESIGNATED ZONING DISTRICT AND IS FURTHER RESTRICTED BY CONDITIONS PROFFERED PURSUANT TO VIRGINIA CODE ANN. SECTION 15.1-491(a) AND INCORPORATED INTO THE ZONING ORDINANCE AS IT AFFECTS THE PROPERTY. SEE THE ZONING AMENDMENT FILE FOR A STATEMENT OF THE APPLICABLE CONDITIONS.

★ DEVELOPMENT OR USE OF THE PROPERTY OR PROPERTIES SUBJECT OF THE REZONING APPLICATION ANNOTATED IS SUBJECT TO THE REGULATIONS OF THE DESIGNATED ZONING DISTRICT AND IS FURTHER RESTRICTED BY CERTAIN COVENANTS RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY. SEE THE ZONING AMENDMENT FILE. NOTE: COVENANTS REFERENCED BY THIS SYMBOL MAY NOT REPRESENT A COMPLETE LIST OF COVENANTS APPLICABLE TO THE PROPERTY. THE ABSENCE OF THE SYMBOL ALSO DOES NOT INDICATE THAT COVENANTS EXIST.

### COMMERCIAL

<b>C-1</b>	LOW RISE OFFICE .....	
<b>C-2</b>	LIMITED OFFICE .....	
<b>C-3</b>	OFFICE DISTRICT .....	
<b>C-4</b>	HIGH INTENSITY OFFICE .....	
<b>C-5</b>	NEIGHBORHOOD RETAIL .....	
<b>C-6</b>	COMMUNITY RETAIL .....	
<b>C-7</b>	REGIONAL RETAIL .....	
<b>C-8</b>	HIGHWAY .....	
<b>C-9</b>	SUPER REGIONAL RETAIL .....	

### INDUSTRIAL





<b>I-1</b>	INSTITUTIONAL .....	
<b>I-1</b>	LIGHT IND. RESEARCH .....	
<b>I-2</b>	RESEARCH .....	
<b>I-3</b>	LIGHT INTENSITY .....	
<b>I-4</b>	MEDIUM INTENSITY .....	
<b>I-5</b>	GENERAL .....	
<b>I-6</b>	HEAVY .....	

Example of Zoning Application Numbers

	Filing Dates
1-1641 .....	Beginning 1941
A-1 .....	9-9-59
B-1 .....	7-27-84
C-1 .....	4-9-89
74-8-001 .....	9-16-74
(74 through 92)	








-Current year-Magisterial Districts-numerical order-

### PLANNED UNITS





<b>PDH</b>	PLANNED DEV. HOUSING .....	
<b>PDC</b>	PLANNED DEV. COMMERCIAL .....	
<b>PRC</b>	PLANNED RES. COMMUNITY .....	
<b>PRM</b>	PLANNED RES. MIXED USE .....	

### OVERLAY DISTRICTS



(See Article 7 - Zoning Ordinance)

AIRPORT NOISE IMPACT .....	AN	
HIGHWAY CORRIDOR .....	H-C	
HISTORIC .....	H.D.	
NATURAL RESOURCE .....	N.R.	
SIGN CONTROL .....	SC	
WATER SUPPLY PROTECTION .....	WS	
COMMERCIAL REV. DISTRICT .....	CD	

### OTHER CATEGORIES

BOUNDARIES OF PUBLIC & SEMI-PUBLIC LANDS		AREA II
PLANNING AREA DESIGNATION .....		AREA I
PENDING ZONING CASES .....		
FLOOD PLAIN .....		F.P.L.

For supporting data on the establishment of these floodplains contact Division of Mapping Fairfax County (324-2712), or Department of Environmental Management, Division of Design Review, Special Projects Branch (324-1700).

WETLANDS .....	VEGETATED	
	NONVEGETATED	

• Wetland boundaries are shown for illustration purposes only and have no regulatory application.

• For guidance on regulation of tidal wetlands, refer to chapter 116 of the Fairfax County Code.